

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Office of Conservation and Coastal Lands
Honolulu, Hawai'i

Board of Land and Natural Resources
Department of Land and Natural Resources
State of Hawai'i
Honolulu, Hawai'i

FILE NO.: CDUA MA-3458
REF: OCCL: MC
Acceptance Date: February 26, 2008
180 Exp. Date: August 24, 2008

August 8, 2008

REGARDING: Single Family Residence

APPLICANT: Peter & Deborah Martin
590-A Old Stable Road
Pā'ia, HI 96779

AGENT: Kyle Ginoza, Munekiyo & Hiraga, Inc.
305 High Street, Suite 104; Wailuku, HI 96793

LOCATION: Olowalu, Lahaina District, Maui

TMK: (2) 4-8-03:46

AREA OF PARCEL: 0.8 acres

AREA OF USE: 3215 square feet

SUBZONE: Limited

DESCRIPTION OF AREA:

The proposed project area is located on a 0.8-acre coastal parcel in Olowalu, Lahaina District, Maui, TMK (2) 4-8-03:46. It is in the Limited Subzone of the State Land Use Conservation District, as shown in **Exhibit 1**.

The site is accessed via a fifty-foot wide State owned right-of-way at the Olowalu General Store intersection on Honoapi'ilani Highway. While there are no structures currently on the site, the area was once part of a sugar cane plantation and has been heavily impacted by development over the decades. Flora is typical of disturbed areas in West Maui; kiawe scrub on the mauka portions of the property gives way to low-lying shrubs and grasses on the makai end. The

shoreline is composed of rounded basalt and coral rubble with small pockets of grey sand. **Exhibits 2** (2 pages) shows photographs from the site.

Dominant fauna are also invasive; a survey revealed mice, rats, and mongoose. No known threatened or endangered species are known to frequent this parcel; however, the larger Olowalu area is home to some species of protected avifauna.

Neighboring parcels include the former Plantation Mill manager's property, the Olowalu General Store, camp Olowalu to the west, and a 70' wide private parcel between the subject parcel and the coastline to the south.

The property is located in Flood Zone A4, an area with a 100-year flood baseline elevation of five feet. It is within the tsunami evacuation zone. **Exhibit 3** shows both the flood zones and the Conservation District boundary.

There are no existing covenants, restrictions, or easements on the property.

An archeological survey did not reveal any significant surface or subsurface historical resources.

PROPOSED PROJECT:

The applicants propose to build a 3215 square foot single family residence. The maximum height will be 23 feet, and the residence will be set back 40 to 50 feet from the property boundaries. Elements included in the applicant's computation of Maximum Developable Area (MDA) include three bedrooms, one media room, a large common room, a kitchen, and three bathrooms.

There are an additional three lanai totaling 1134 square-feet of lanai, one of which appears to act as an outdoor kitchen, that were not included in the calculations of the MDA. There is also a porte-cochere, connected to the house by a trellised walkway.

Exhibit 4 (3 pages) shows the exterior and interior plans for the residence. The proposed residence will be setback 40 feet from the front and back, and 45 and 55 feet from either side. It is set back 100 feet from the shoreline.

The project calls for 185 cubic yards of cut and fill.

The proposed landscaping in the Conservation District will be minimal. Some grading will be done to improve drainage patterns on the parcel, as shown in **Exhibit 5**.

AGENCY COMMENTS:

The CDUA and Draft Environmental Assessment were referred for review and comment to the DLNR – Division of Forestry and Wildlife, Historic Preservation Division, Land Division; Maui

County Planning Department; Maui County Department of Public Works; the US Fish and Wildlife Service, and the Office of Hawaiian Affairs.

A copy of the CDUA and DEA were available for review at the Lahaina Public Library .

A notice of the application was placed in the Office of Environmental Quality Control's *Environmental Notice* on March 23, 2008. OCCL issued a FONSI and noticed this in the June 23, 2008 edition.

The following comments were received:

County of Maui Department of Public Works (DPP)

DPP advises the applicant that the project must conform to Ordinance 1145 pertaining to flood hazard districts, that a verification needs to be provided by a Registered Civil Engineer that the grading will not have an adverse impact on neighboring and downstream properties, and that a detailed drainage report and Best Management Practices (BMP) plan needs to be submitted.

DPP further noted the various statutes, standards, and codes that applied to the project.

DPP recommended that an all-weather surfaced access road be provided to the property.

Applicant's Response

The applicant will conform to Ordinance No. 1145 of the Hawai'i Revised Statutes, Maui County Code; the Hawai'i Standard Specifications for Road and Bridge Construction; and the Standard Details for Public Works Construction.

The Preliminary Civil Engineering and Drainage Report prepared by Tanaka Engineers verifies that the grading and runoff will not have an adverse affect on neighboring or downstream properties. The Grading Plans, Final Drainage Report, and Best Management Practices Plan will be submitted for review and approval prior to the issuance of grading permits.

The applicant will consider participating in the installation of an all-weather access road.

Office of Hawaiian Affairs (OHA)

OHA will rely on the applicant's assurances that work will stop and the appropriate agencies be contacted should iwi kūpuna or Native Hawaiian cultural or traditional artifacts be found.

Applicant Response

Applicant affirms that, should Hawaiian cultural or traditional deposits be found, they would cease work and notify the appropriate agencies.

US Fish and Wildlife Service

The Service is concerned about the impact the residence might have on the coral reef ecosystem adjacent to the project site, and that the proposed activities might impact the threatened Newell's

shearwater and endangered Hawaiian petrel. This area has been identified as a seabird flight corridor.

In order to reduce runoff into the ocean the Service recommends that Best Management Practices be followed. To minimize impacts on seabirds, the Service recommends the following:

- That lights mounted in the project footprint, throughout the construction period, and within the completed subdivision, shall be shielded so the bulb is not visible above bulb height;
- That night work shall cease during peak fallout period between September 15 and December 15;
- That information regarding seabird fallout will be provided to all staff working on site prior to work commencing;
- That a cat kennel will be kept on site to temporarily hold any downed seabird; and
- That if a downed seabird is found the Service will be contacted within 24 hours, and that if the bird is alive it will be placed in the kennel and the DLNR or National Park Service contacted.

Applicant's Response

The applicant will comply with the Best Management Practices and all the above recommendations.

DLNR – Land Division

No comments

DLNR – Division of Forestry and Wildlife (DOFAW)

DOFAW notes that this request is similar to one reviewed by DOFAW last year for the nearby Plantation Manager's House, and recommends that similar protocols regarding nene and storm petrel be developed for this proposal.

Applicant's Response

The applicant believes that the recommendations from the Fish and Wildlife Service will also satisfy the concerns of DOFAW regarding seabirds.

DLNR – Office of Conservation and Coastal Lands

At the end of the comment period OCCL notified the applicant that our office had unresolved concerns regarding the calculation of the Maximum Developable Area (MDA). OCCL noted that our calculations gave an MDA of 3215 square feet, and that we had unresolved questions regarding the lanai and some open areas outside the restrooms.

Applicant's Response

The applicant met with OCCL, and agreed to revise the plans slightly to bring the MDA down to an allowable level. The changes to the plan will be covered in the DISCUSSION section.

JoAnne Johnson, West Maui Councilmember

The councilmember notes that she has received complaints about the past practices of the subject applicant, and that there are "serious infractions and prior illegal actions that may or may not be resolved."¹ The councilmember states that the applicant has a "record of disrespect for the environment, for the law, for Native Hawaiian culture and historic sites" and questions whether he would adhere to conditions of any permit.

The councilmember also notes that the West Maui Community Plan stipulates that no development should occur south of Puamana, and that public services are becoming strained in the area. She notes that the County is interested in preserving parts of Olowalu for the *Puamana to Pali Parkway*, and that they do not want any further coastal development to occur that might block the coastal views.

Applicant's Response

The applicant states that the allegations are baseless, that the site will be served by a private water system, that the project's location near Olowalu Town should not challenge service limits, that the area has contained residences in the plantation and modern eras, and that the applicant will strictly adhere to State and County development regulations.

OCCL also received the following comments from community members

Josephine Keliipio, Kealakekua

Ms. Keliipio states that the project is too close to the ocean, and that it should be set back 200 feet from the shoreline.

Ms. Keliipio also states that the applicant as owner of Kahoma Land Company and as part of Kipa Hui, has laid an un-rightful claim to lands belonging to the Kalepa family and that his conflict with the Kalepas and the other families of Kahoma Valley should be resolved prior to his receiving a permit for his own residential unit.

Lillian Sutter, Lineal Descendent of Pali and Puholopu Families, Kahoma

Ms. Sutter states that there are unanswered questions regarding the locations of the iwi that are scattered on the property. She also asks how the property was obtained – whether it was through quitclaims, or whether it was sold by its descendants.

Ms. Sutter feels that the development is too close to Kahoma Stream, and feels that a more feasible location for the development would be in the Launiupoko area.

Foster Robin Ampong, Living Being in the HuMan Function

Mr. Ampong states that there is no guaranteed water source and that we as a society need to reprioritize our value-system to demonstrate the full potential of our Humanity. He also states that the parcel is "potential and/or lands of the so-called Ceded Lands (sic)."

¹ The Councilmember spent two pages outlining the applicant's alleged questionable activities; OCCL has elected not to summarize them here as none involved the subject parcel.

Mr. Ampong opposes the proposal.

Applicant's Response to Community Concerns:

The proposed project is limited in scope and is not anticipated to result in a significant impact to the public welfare.

Applicant also states that the deed to the property was legally acquired.

Applicant notes that the project is set back 100 feet from the shoreline, and will be in compliance with Maui County codes regarding Flood Hazard Areas.

The applicant concurs that Mr. Martin is a part owner of a number of parcels in Kahoma, and notes that all were legally obtained.

ANALYSIS:

Following review and acceptance for processing, the applicant was notified, by letter dated March 4, 2008 that:

1. The SFR was an identified land use within the Conservation District, pursuant to Hawai'i Administrative Rules (HAR) §13-5-23 *Identified land uses in the limited subzone, L-6 SINGLE FAMILY RESIDENCE, (D-1) A single family residence in a floodplain or coastal high hazard area that conforms to applicable county regulations regarding the National Flood Insurance Program and single family residential standards as outlined in this chapter.* This use requires a permit from the DLNR. The final decision as to whether to grant or deny the permits lies with the Board of Land and Natural Resources (BLNR).
2. Pursuant to HAR §13-5-40 *Hearings*, no public hearing was required.
3. Pursuant to HAR §13-5-31 *Permit applications*, the permit required that an environmental assessment be carried out.

The draft environmental assessment (DEA) for the project was submitted to the Office of Environmental Quality Control (OEQC) and published in the March 23, 2008 issue of the *Environmental Notice*. A Finding of No Significant Impact (FONSI) was published in the OEQC's *Environmental Notice* on June 23, 2008. The 30-day challenge period for the FONSI ended July 23, 2008 without a challenge.

§13-5-30 CRITERIA:

The following discussion evaluates the merits of the proposed land use by applying the criteria established in HAR §13-5-30.

- 1) *The proposed use is consistent with the purpose of the Conservation District.*

The objective of the Conservation District is to conserve, protect and preserve the important natural resources of the State through appropriate management and use to promote their long-term sustainability and the public health, safety and welfare.

The proposed use is an identified land use in the Conservation District, and is consistent with the Design Guidelines for Single Family Residences.

- 2) *The proposed land use is consistent with the objectives of the Subzone of the land on which the use will occur.*

The objective of the Limited Subzone is *to limit uses where natural conditions suggest constraint on human activities.*

Staff notes that the SFR is an identified land use in the Limited Subzone, which is restrictive in nature regarding land use development. Land is classified as Limited due to potential natural hazards, and the applicant must show that they have addressed and mitigated the risk factors.

The parcel in question is in a tsunami evacuation zone and Flood Zone A4. The applicant will need to comply with federal, state, and county regulations for building in a flood zone, including the regulations of the National Flood Insurance Program and Ordinance No. 1145 of the Hawai'i Revised Statutes.

There are no other serious environmental or ecological constraints on the property.

- 3) *The proposed land use complies with the provisions and guidelines contained in Chapter 205A, HRS entitled "Coastal Zone Management", where applicable.*

Staff is of the opinion that the project complies with the policies and objectives of the Coastal Zone Management Program. The project should not affect coastal zone access or recreational activities. The development should not have a significant impact on off-shore resources. The applicant has agreed to follow Best Management Practices to reduce runoff into the ocean, and to implement measures designed to reduce the impact of the proposal on seabirds.

- 4) *The proposed land use will not cause substantial adverse impact to existing natural resources within the surrounding area, community or region.*

Staff notes that the proposed project will not have any significant adverse impact to existing natural resources within the surrounding area. The area has been heavily disturbed during the plantation era, and has not since recovered. It is dominated by kiawe scrub, and no significant indigenous flora or fauna are known to inhabit the site.

- 5) *The proposed land use, including buildings, structures and facilities, shall be compatible with the locality and surrounding areas, appropriate to the physical conditions and capabilities of the specific parcel or parcels.*

The surrounding area is predominately rural, with a few scattered residences. The design of the house is similar to other medium-sized plantation-style houses on Maui. There are plans to significantly develop areas mauka of Honoapiʻilani Highway which will have a great impact on the local environment; however, this proposed residence is not part of this larger development.

- 6) *The existing physical and environmental aspects of the land, such as natural beauty and open space characteristics, will be preserved or improved upon, whichever is applicable.*

Staff notes that a single residence in this area will not have a significant impact on the environment of the area.

- 7) *Subdivision of land will not be utilized to increase the intensity of land uses in the Conservation District.*

The proposed project does not involve subdivision of Conservation District land.

- 8) *The proposed land use will not be materially detrimental to the public health, safety and welfare.*

The proposed action will not be materially detrimental to the public health, safety and welfare. Staff concurs with the applicant.

DISCUSSION:

The applicants propose to build a 3215 square foot single family residence at Olowalu, West Maui. The 0.8 acre property is located in the Limited Subzone of State Land Use Conservation District. The maximum height will be 23 feet, and the residence will be set back 40 to 50 feet from the property boundaries and 100 feet from the shoreline. Elements included in the applicant's computation of Maximum Developable Area (MDA) include three bedrooms, one media room, a large common room, a kitchen, and three bathrooms.

The property has been extensively impacted by plantation agriculture, although there are no structures currently on the parcel. There are no known significant archaeological, cultural, recreational, or historical resources on the property.

The parcel is in Flood Zone A4 as well as the tsunami evacuation zone. The applicant understands that the residence will have to comply with the National Flood Insurance Program and Ordinance No. 1145 of the Hawai'i Revised Statutes. **OCCL will recommend that the Board make this a condition of granting the permit.**

The residence adopts a low, semi-open modern plantation style. OCCL finds that the design is consistent with the character of West Maui.

There were a number of concerns raised during the public comment period regarding the proposal. OCCL finds that the concerns fall into three well-defined categories:

- Concerns with the size and design of the house;
- Concerns with the impact of the house on seabird flight corridors; and
- General community opposition to both the applicant himself and other, larger developments of his.

House Size and Design

OCCL raised concerns directly with the applicant regarding the computation of the MDA. The original application gave an MDA of 3215 square feet. These calculations did not include an outdoor lanai, a porte-cochère, or a covered entryway. The porte-cochère alone would add 576 square feet to the total, bringing the MDA over the 3500 square feet maximum for this property. There were additional walled gardens outside the bathrooms that appeared to be similar to the type of outdoor living spaces OCCL has asked other applicants to include in the MDA.

OCCL also noted that, in a previous correspondence on this property, our office had recommended that any residence be built on post-and-pier rather than slab-on-grade as it was in the limited subzone.

OCCL met with the applicants and their representatives during the review process, and came to the following conclusions:

- The applicant offered a redesign of the porte-cochère and front entryway so that both have an open trellis rather than a hard cover. The OCCL staff planner told the applicant that this would exempt the structure from being included in the MDA; during the administrative review process it was found that this area, in fact, would still need to be counted towards the MDA as both garages and carports, regardless of design, are included.

Including the trellised porte-cochère and walkway would bring the total developed area to approximately 3800 square feet. OCCL notes that the applicant can bring the total back under by either excluding the porte-cochère from the plans, or redesigning other elements of the proposed SFR.

- The walled gardens outside the bathrooms might or might not need to be counted; however, the areas are not large and the issue would become moot if the project is well under the MDA;
- The project site has a very gentle slope, and grading for the lanai will be minimal. OCCL is comfortable calling the lanai "on-grade" and exempting it from inclusion in the MDA.

- The post-and-pier recommendation was based upon the parcel's FEMA flood zone classification. The parcel is classified A4, which *represent area subject to 100-year flood with base elevation determined.*² The applicant argues that the post-and-pier would be more appropriate for areas classified V, areas *subject to 100-year flood and additional velocity hazard (wave action)*. The applicant further notes that a post-and-pier design would raise the height of the project, and impact the general design in such a way that it might no longer blend as well with the surroundings.

OCCL feels that the revised plan both addresses our concerns and meets the design criteria in HAR §13-5.

Seabirds

Although no seabirds or other indigenous species are known to inhabit the immediate area, both the US Fish and Wildlife Service and DLNR's Division of Forestry and Wildlife noted that the area is a known flight corridor for the threatened Newell's shearwater and endangered Hawaiian petrel.

In order to minimize impacts on the seabirds, the landowner has agreed to follow the following procedures:

- Lights mounted in the project footprint, and throughout the construction period, shall be shielded so the bulb is not visible above bulb height;
- Night work shall cease during peak fallout period between September 15 and December 15;
- Information regarding seabird fallout will be provided to all staff working on site prior to work commencing;
- A cat kennel will be kept on site to temporarily hold any downed seabird; and
- If a downed seabird is found the Service will be contacted within 24 hours, and that if the bird is alive it will be placed in the kennel and the DLNR or National Park Service contacted.

OCCL will recommend that the Board make these measures a condition of the permit, and will refer to them as the *Seabird Protection Protocol*.

Community Opposition

OCCL infers from the community responses we received that the applicant is a controversial figure in West Maui. However, we note that most of the criticism seems to revolve around projects and conflicts the applicant is or has been involved in that do not involve this specific parcel. In particular, many of the projects seem to be aimed at a larger proposed development being proposed mauka of Honoapi'ilani Highway.

² Source: *Palm Beach County, FL Emergency Management*

This larger development will have a significant impact on Olowalu. However, OCCL notes this proposed residence will exist in and of itself, and is not part of the larger development. OCCL needs to focus its analysis on this proposal within the Conservation District, and is not the appropriate agency to address many of the concerns that the community has raised regarding other projects.

OCCL feels that the applicant has adequately addressed the issues raised regarding this application.

Provided that the applicant modifies the design to bring the MDA under 3500 square feet, staff recommends the following:

RECOMMENDATION:

That the Board of Land and Natural Resources APPROVE with conditions CDUA MA-3458 for the proposed Martin residence at Olowalu, Lahaina District, Maui, TMK (2) 4-8-03:46, subject to the following terms and conditions:

1. The applicant shall comply with all applicable statutes, ordinances, rules, and regulations of the federal, State and county governments, and the applicable parts of Section 13-5-42, HAR;
2. National Flood Insurance Program and Ordinance No. 1145 of the Hawai'i Revised Statutes.
3. The applicant, its successors and assigns, shall indemnify and hold the State of Hawai'i harmless from and against any loss, liability, claim or demand for property damage, personal injury or death arising out of any act or omission of the applicant, its successors, assigns, officers, employees, contractors and agents under this permit or relating to or connected with the granting of this permit;
4. The applicant shall comply with all applicable Department of Health administrative rules. Particular attention should be paid to Hawai'i Administrative Rules (HAR), Section 11-60.1-33, "Fugitive Dust" and to Chapter 11-46, "Community Noise Control," and Chapter 11-54 National Pollutant Discharge Elimination System;
5. Before proceeding with any work authorized by the Board, the applicant shall submit four copies of the construction plans and specifications to the Chairperson or his authorized representative for approval for consistency with the conditions of the permit and the declarations set forth in the permit application. Three copies will be returned to the applicant. Plan approval by the Chairperson does not constitute approval required from other agencies;

6. Any work or construction to be done on the land shall be initiated within one year of the approval of such use, in accordance with construction plans that have been approved by the Department; further, all work and construction of the residence and infrastructure must be completed within three years of the approval. It is understood that the reforestation plan is an ongoing project;
7. The applicant shall notify the Office of Conservation and Coastal Lands in writing prior to the initiation, and upon completion, of the project;
8. Where any interference, nuisance, or harm may be caused, or hazard established by the use, the applicant shall be required to take measures to minimize or eliminate the interference, nuisance, harm, or hazard;
9. The applicant will use Best Management Practices for the proposed project;
10. The applicant will give preference towards using native plants all landscaping work;
11. The applicant understands and agrees that this permit does not convey any vested rights or exclusive privilege;
12. In issuing this permit, the Department and Board have relied on the information and data that the applicant has provided in connection with this permit application. If, subsequent to the issuance of this permit, such information and data prove to be false, incomplete or inaccurate, this permit may be modified, suspended or revoked, in whole or in part, and/or the Department may, in addition, institute appropriate legal proceedings;
13. In the event that unrecorded historic remains (i.e., artifacts, or human skeletal remains) are inadvertently uncovered during construction or operations, all work shall cease in the vicinity and the applicant shall immediately contact the State Historic Preservation Division;
14. The applicant shall provide documentation (i.e. book/page document number) that this approval has been placed in recordable form as a part of the deed instrument, prior to submission for approval of subsequent construction plans;
15. The single family dwelling will not be used for rental or any other commercial purposes unless approved by the Board;
16. The applicant will contact OCCL for any permitting requirements should they change the scope of the project;
17. The applicant will follow the *Seabird Protection Protocol* developed with the US Fish and Wildlife Service and the Division of Forestry and Wildlife;
18. That the applicant shall execute a waiver and indemnity prior to construction plan approval that is satisfactory to the Department;

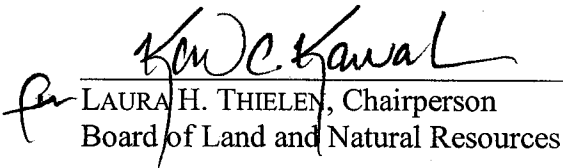
19. Artificial light from exterior lighting fixtures, including, but not necessarily limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes shall be prohibited if the light directly illuminates, or is directed to project across property boundaries toward the shoreline and ocean waters, except as may be permitted pursuant to section 205A-71, HRS;
20. Other terms and conditions as may be prescribed by the Chairperson; and
21. That failure to comply with any of these conditions may render this Conservation District Use Permit null and void.

Respectfully Submitted,



Michael Cain
Staff Planner

Approved for Submittal:



LAURA H. THIELEN, Chairperson
Board of Land and Natural Resources

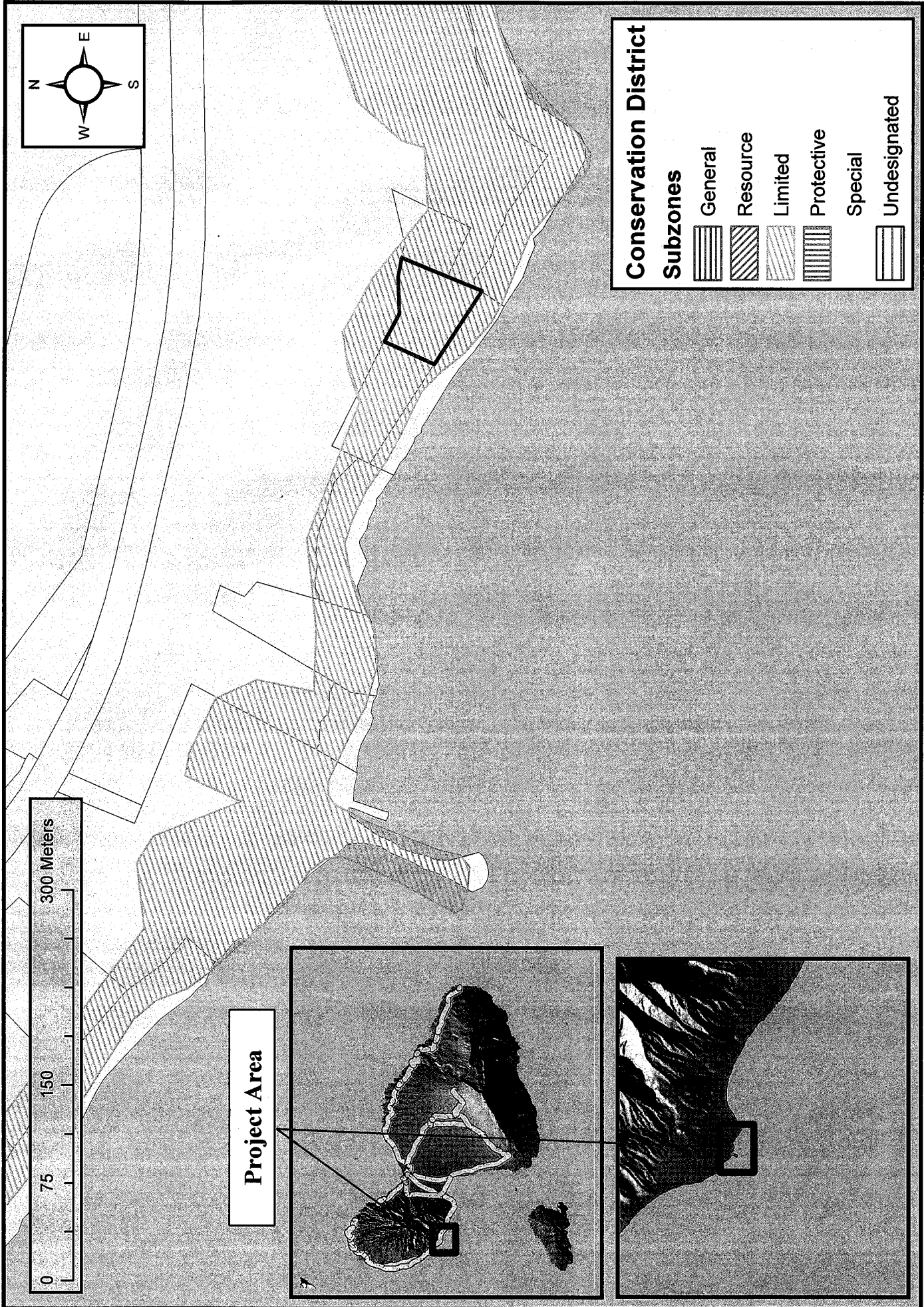




PHOTO NO. 7



PHOTO NO. 8

EXHIBIT 2

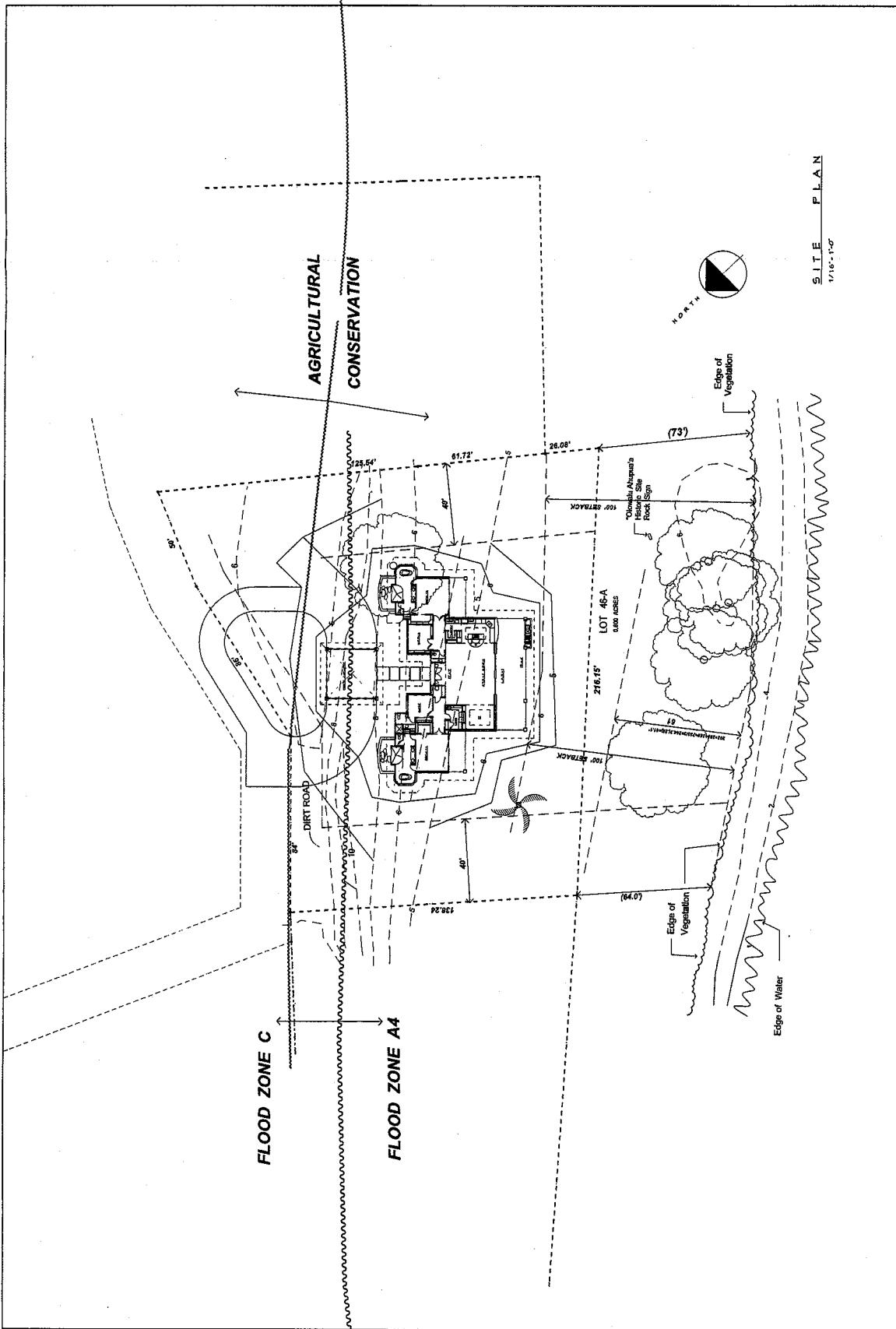


PHOTO NO. 3



PHOTO NO. 4

EXHIBIT 2b



<p>THE WORK WAS PROVIDED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A duly Licensed Professional Engineer in the State of Hawaii.</p>	<p>MARTIN RESIDENCE</p> <p>OWNER: MARTIN RESIDENCE ARCHITECT: RICHARD S. YOUNG DATE: 1-8-03-14</p>	<p>RICHARD S. YOUNG - ARCHITECT</p> <p>HC-1 BOX 195, KAHANAKA MOLOKAI, HAWAII 96749</p>	<p>DATE: 1-8-03-14 SHEET: A-1</p>
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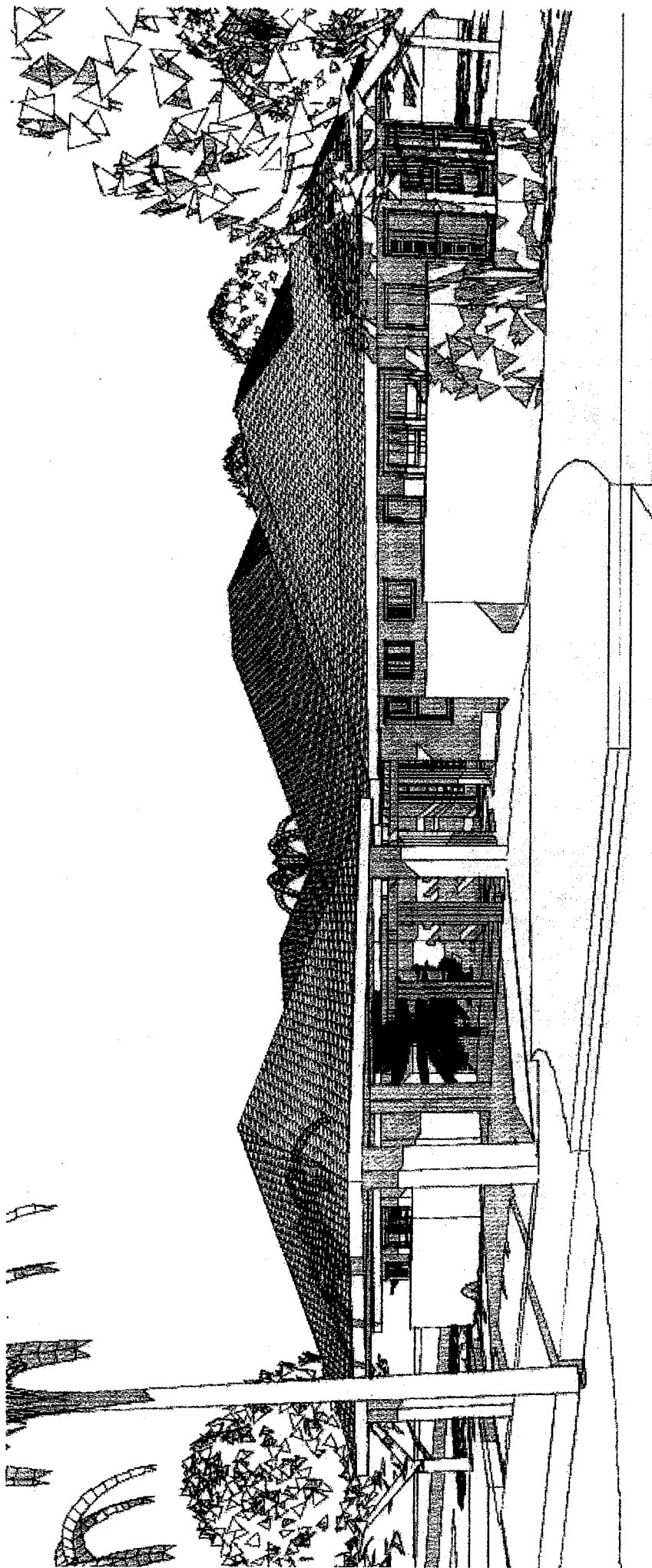
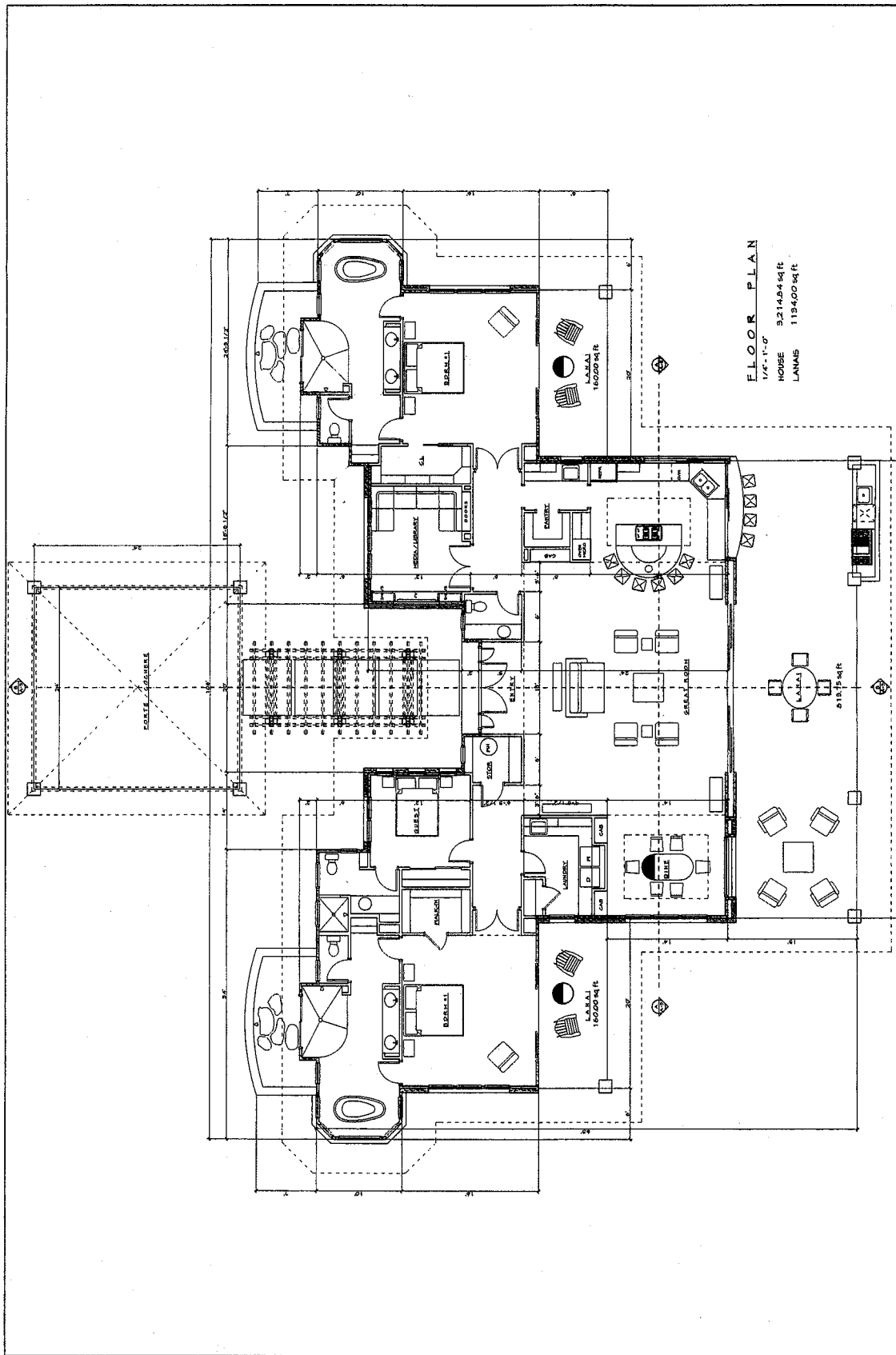


EXHIBIT 4a

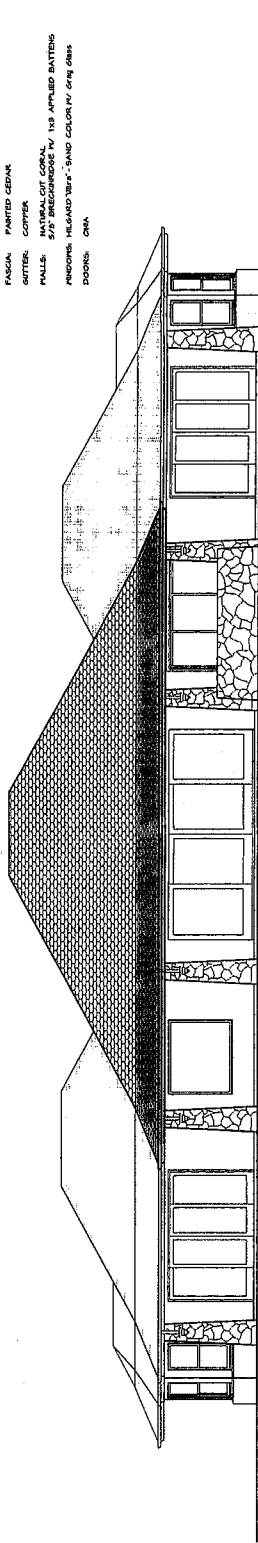


2-25-57 2-1-58 A-2	MARTIN RESIDENCE PETER AND DEBBIE MARTIN 600 W. 11th St. N.W. TAC. 418-0516	RICHARD S. YOUNG - ARCHITECT 1001 BOX 105, KANANASKA, ALBERTA T1N 1A6	THIS WORK WAS PROVIDED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM AWARE OF THE CONTENTS AND THE MEANING OF THE INFORMATION CONTAINED HEREIN. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
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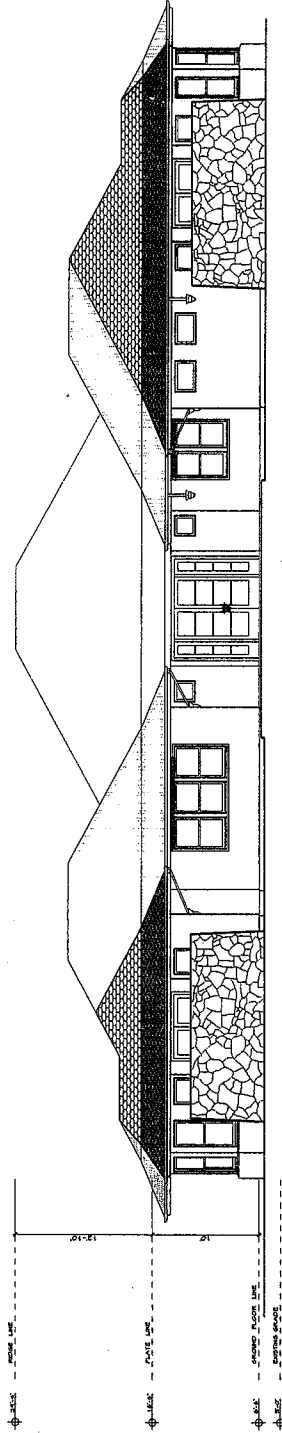
EXHIBIT

46

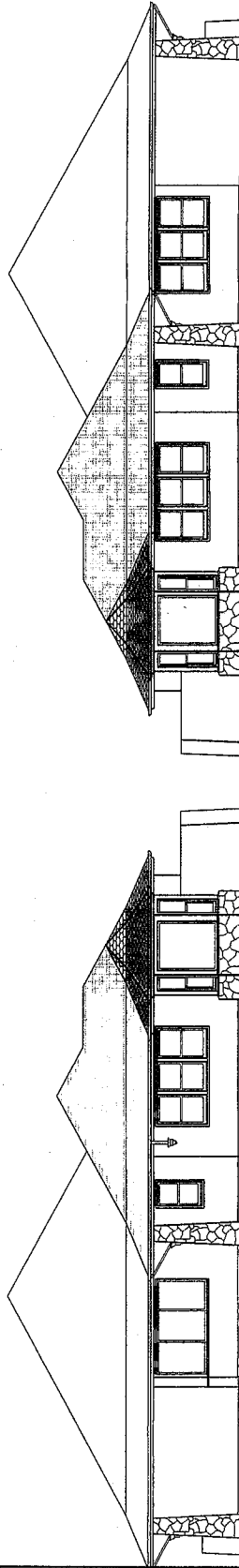
MATERIALS:
 ROOF: SLATE SHINGLES
 FASCIA: PAINTED CEDARS
 GUTTER: COPPER
 WALLS: NATURAL OYSTER SHELL
 FLOORS: HICKORY
 DOORS: OAK



S O U T H
 3/16" = 1'-0"



E A S T
 3/16" = 1'-0"



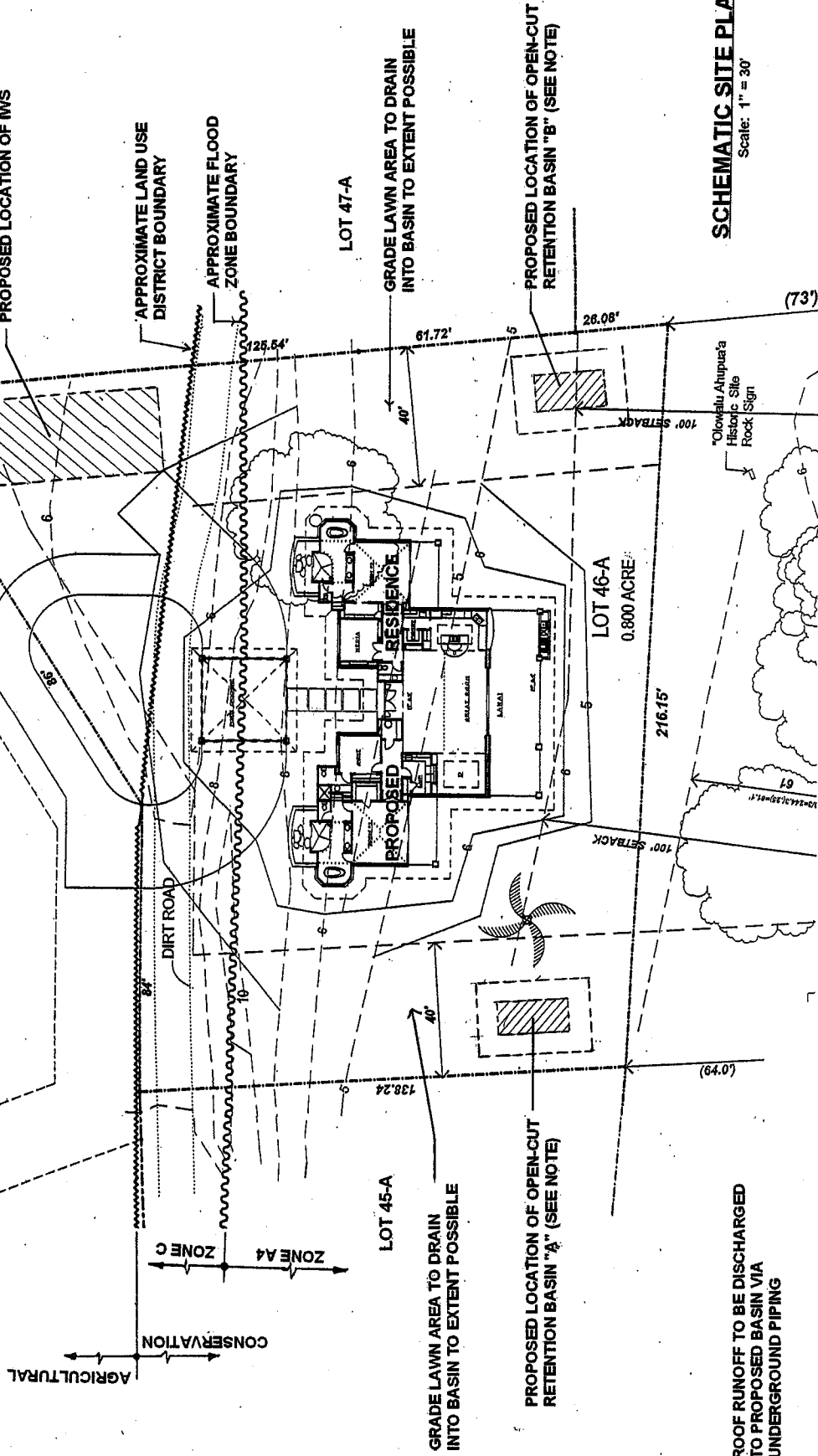
8-30-07 07-23 A-4	MARTIN RESIDENCE PETER AND JAMES MARTIN GLOVALLI HALL, MAINE THE 4-3-0346	RICHARD S. YOUNG - ARCHITECT HC-1 BOX 195, KUNNINGHAM, MAINE 05740	THIS WORK WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED ARCHITECT IN THE STATE OF MAINE. I CERTIFY THAT I AM A MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS.
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EXHIBIT

4/c

SOURCE: SHEET A-1 OF ARCHITECTURAL
DRAWINGS (8/12/07)

EXISTING EASEMENT B
(24 FT. WIDE) FOR ACCESS AND
UTILITY PURPOSES IN FAVOR OF
LOTS 46-A, 46-A AND 47-A



SCHEMATIC SITE PLAN

Scale: 1" = 30'

NOTE: ROOF RUNOFF TO BE DISCHARGED
TO PROPOSED BASIN VIA
UNDERGROUND PIPING

FIGURE 7

EXHIBIT 5

